



## Goldfinch Court

Wath-Upon-Dearne, S63 6FJ

Price £169,000 - £175,000

 2  1  2  TBC

- TWO BEDROOM TERRACE PROPERTY
- GENEROUS DIMENSIONS
- POPULAR LOCATION
- EPC RATING: TBC

- DRIVE
- CONSERVATORY
- BEAUTIFUL ENCLOSED GARDEN
- COUNCIL TAX BAND: A

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SELLER WILL PAY £500 TOWARDS SOLICITOR FEES  
FIXED PRICE OF £169,000

BE QUICK NOT TO MISS ON THIS STYLISH TWO BEDROOM TERRACED HOME located on a popular estate within Manvers, offering generous dimensions and off road parking. Close to all local amenities with Manvers lake and Old Moor Reserve a short walk away, surrounded by local business, public houses and reputable schools with good public transport links to Barnsley, Rotherham, Doncaster and Sheffield as well as being within easy reach of the A1 and M1 making this an ideal spot. The property boasts a spacious layout, tasteful décor, modern fixtures and fittings, a sizeable garden and off road parking. This maintenance friendly property briefly comprises Kitchen, Living Area, Conservatory, Downstairs WC/Utility Room, Two Bedrooms, Family Shower Room, enclosed Rear Garden and drive to front. Viewings are highly recommended.



## ENTRANCE HALL

Through a beautiful composite door leads into a roomy entrance hall, a great impression on any guest, comprising wall mounted radiator, ceramic flooring, staircase to the first floor and doors leading to kitchen, lounge and downstairs WC.

## KITCHEN

5'6" x 10'9" (1.68m x 3.28m)

The sleek kitchen is fitted with an array of wall and base units providing storage, new contrasting work surface over with sink, drainer and matching mixer tap, integrated electric oven and four ring gas hob with extractor fan over, integrated dishwasher, integrated fridge freezer, integrated washing machine, tile flooring, wall mounted radiator and uPVC window to the front.

## LOUNGE

12'3" x 14'4" (3.73m x 4.37m)

An elegant living space, boasting tasteful décor and generous space for furniture. Drenched in natural light through a large uPVC French doors leading out into the conservatory. Comprising of ceramic flooring with modern décor, wall mounted radiator with aerial and telephone point in place. Handy understairs storage cupboard located in the corner.

## CONSERVATORY

10'4" x 6'9" (3.15m x 2.06m)

A great addition to any household, offering that extra living space to use as you wish, comprising uPVC windows, matching ceramic flooring with the lounge and French doors leading directly out onto the south facing garden.

## UTILITY ROOM/DOWNSTAIRS WC

3'07" x 4'8" (1.09m x 1.42m)

A handy addition to any busy household. Currently being used as an utility room but can be changed back into the downstairs WC. Comprising of wall mounted hand basin, wall mounted radiator and frosted uPVC window.

## LANDING

Roomy landing having carpet flooring with doors leading to both bedrooms and family bathroom,

with access to the loft space.

## BEDROOM ONE

12'3" x 11'06" narrowing to 9'9" (3.73m x 3.51m narrowing to 2.97m)

An sumptuous master bedroom, boasting a plenty of room for bedroom furniture. Stylish décor with large uPVC window overlooking the rear exterior, carpet flooring, aerial point in place and wall mounted radiator. Extra bonus of a full length wall having built in wardrobes and drawers creating that extra storage space we all crave.

## BEDROOM TWO

12'3" x 8'8" narrowing to 5'02" (3.73m x 2.64m narrowing to 1.57m)

The spacious layout continues with this modern second bedroom, boasting a large storage cupboard to the side with two uPVC windows to the front, filling the room with natural sources of light. Wall mounted radiator and carpet flooring.

## SHOWER ROOM

5'3" x 6'5" (1.60m x 1.96m)

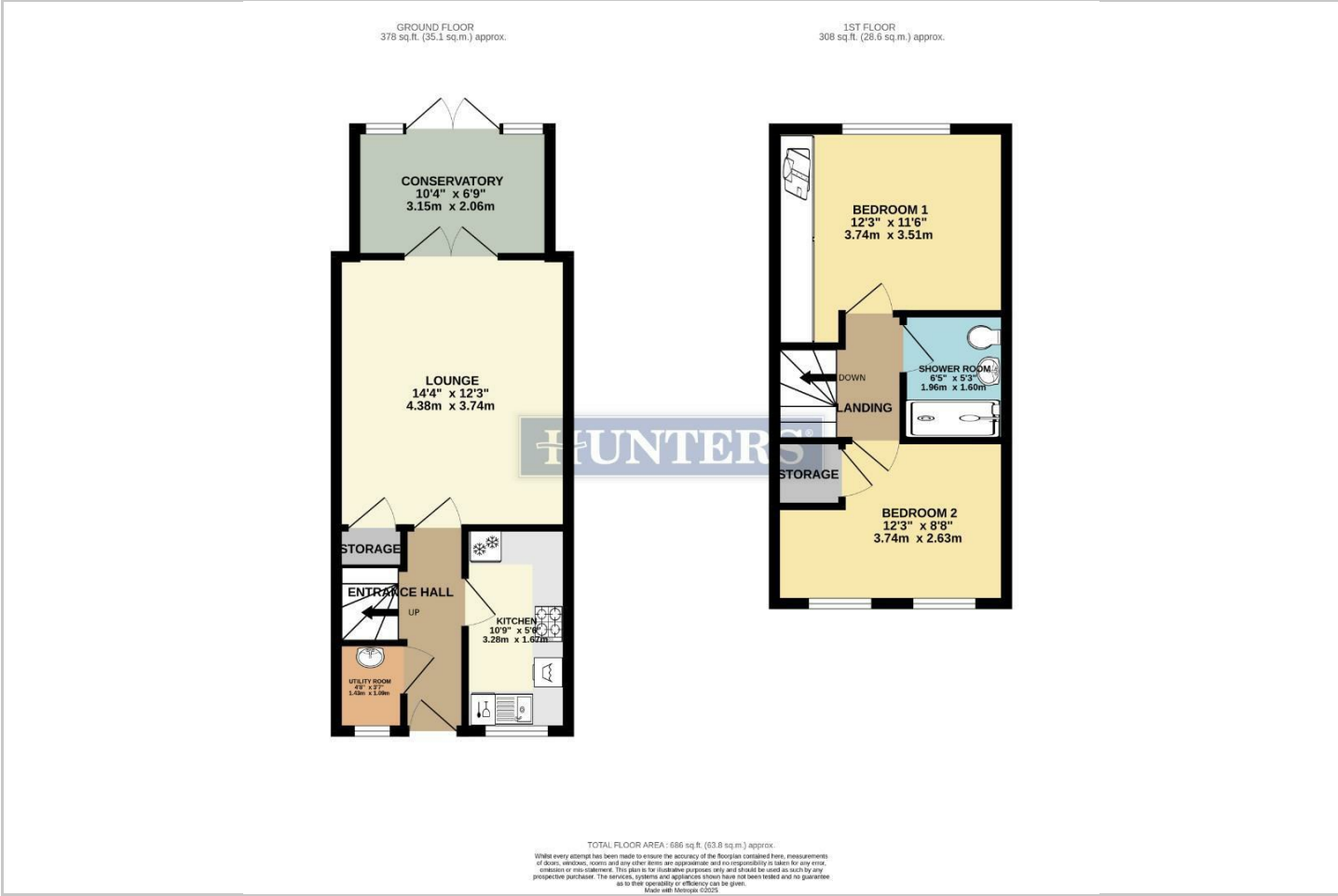
The tranquil family shower room is fully tiled for made for easy cleaning and being fitted with three piece suite in white. Comprising of suspended dual flush WC, vanity wash hand basin with double shower cubicle with glass screening. Inset spotlighting with heated towel rail and extractor fan in place.

## EXTERIOR

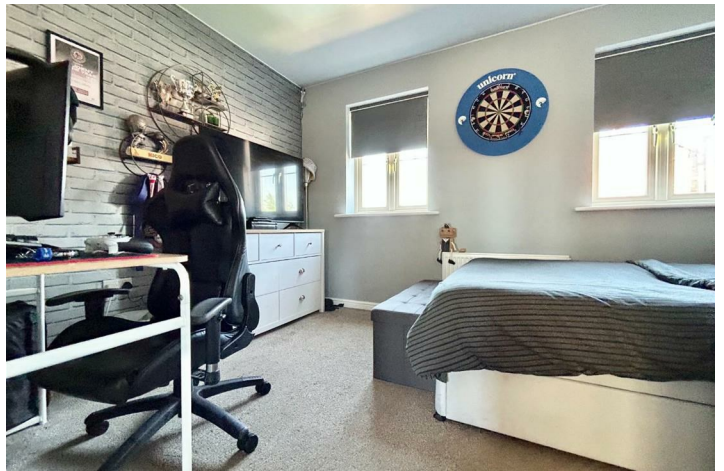
The front of the property has great kerb appeal, having tarmac driveway providing off road parking. Having artificial grass and pebbles to the boarder bringing colour to the view with slabbed pathway leading to the front entrance door.

To the rear of the property is a fully enclosed, low maintenance garden, complete with large slabbed patio area, creating the perfect space for entertaining in the summer months. Artificial grass with fencing to the boarder and plant and shrubs to the rear with rear gate.

Floorplan













## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## Viewing

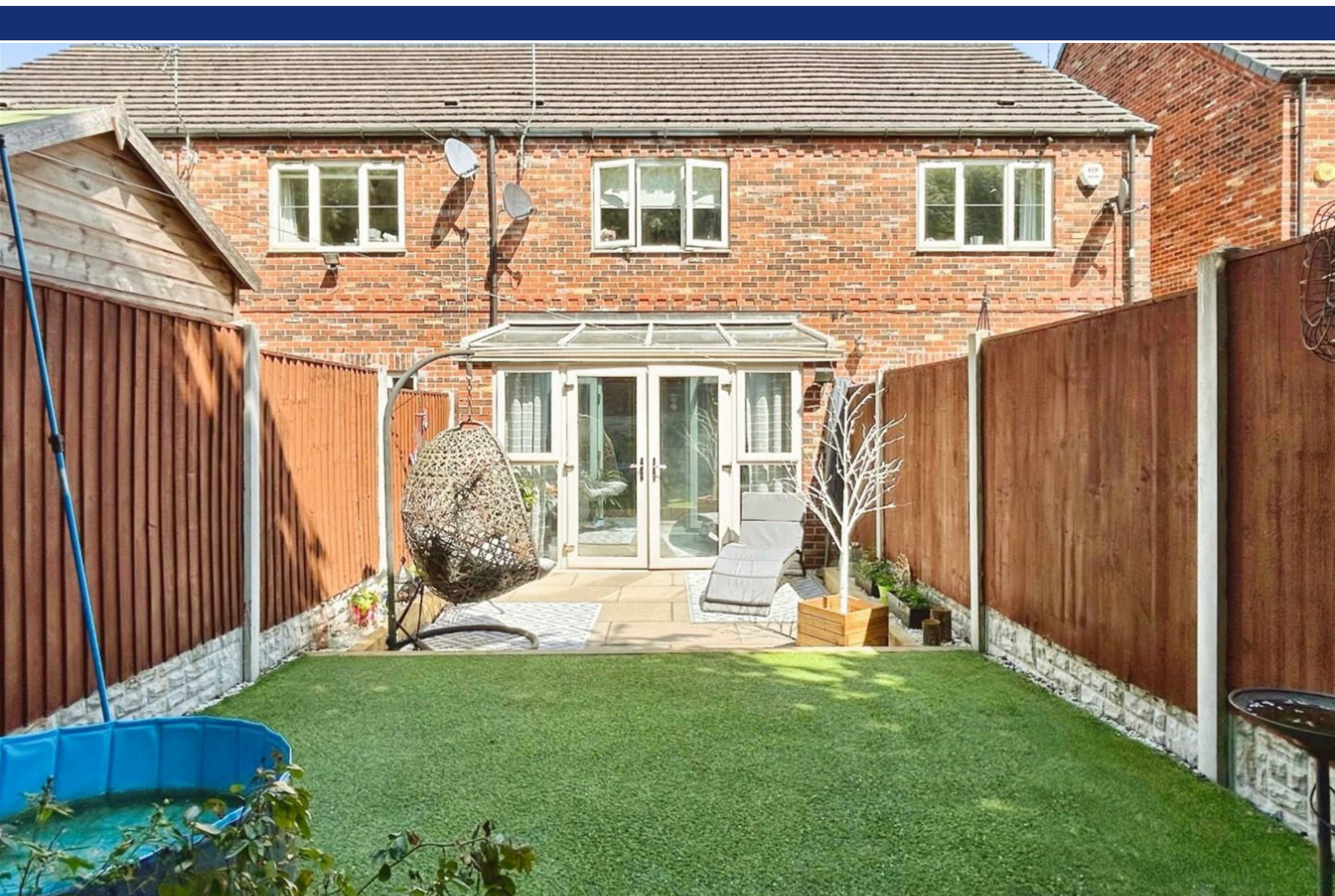
Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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